

The 32-Point Discovery+ Audit

Purpose & Intent: *The Discovery+ Audit is an "Aviation-Grade" baseline assessment designed to establish the Ground Truth of your home's exterior health. This 32-point protocol focuses on the critical watershedding systems—roofing, drainage, and the thermal envelope—to identify "Yellow Flags" before they escalate into costly structural repairs. By documenting current conditions and performing essential exterior maintenance, we provide the stewardship necessary to extend the service life of your home's most valuable assets and ensure your property remains "Flight-Ready" for the seasons ahead.*

I. Roofing & Attic Ventilation

1. **Shingle Integrity:** We check for slippage, missing tabs, or impact damage that can lead to immediate leaks.
2. **Surface Condition:** Assessment of shingle "suppleness" and curling to determine remaining service life.
3. **Granule Health:** Inspection of gutter troughs for "sand piles" that indicate accelerated UV decay.
4. **Flashing Seals:** Ensuring tight seals at chimneys, dormers, and roof-to-wall transitions to prevent wood rot.
5. **Pipe Boot Inspection:** Checking for dry rot or cracks in rubber gaskets that often cause "mystery" ceiling leaks.
6. **Chimney Protection:** Assessing concrete crowns and mortar for cracks that allow moisture into the flue.
7. **Soffit & Fascia Alignment:** Looking for gaps or bowing that invite pests and rodents into your attic.
8. **Ice Dam Mapping:** Identifying staining patterns that indicate heat-loss issues from the previous winter.
9. **Airflow Clearance:** Verifying that intake and exhaust vents are clear of nests and debris to prevent your roof from "baking."

II. Gutter & Drainage Management

10. **Attachment Strength:** Testing for loose spikes or sagging sections that can cause gutter collapse during heavy rain.

11. **Flow Dynamics:** Verifying the pitch of every gutter run to ensure water never pools near your home.
12. **Downspout Stability:** Checking wall straps and elbows to prevent foundation erosion.
13. **Discharge Distance:** Measuring downspout extensions to ensure water exits at least 5 feet from the foundation.
14. **Window Well Safety:** Clearing debris and testing drains to prevent basement flooding.
15. **Foundation Grading:** Identifying "low spots" or depressions where water naturally collects near your walls.
16. **Splash Block Alignment:** Re-leveling and positioning exit blocks to prevent soil scouring.

III. Siding, Walls & Penetrations

17. **Impact Analysis:** Scanning for holes, cracks, or dents from ice and storm debris.
18. **Attachment Security:** Checking for "rattling" panels or loose corner posts to prevent storm blow-off.
19. **Sealant Integrity:** Auditing caulking at all utility and window joints to block insects and moisture.
20. **Finish Protection:** Inspecting for peeling, bubbling, or "chalking" that leaves wood vulnerable to rot.
21. **Biological Growth:** North-side scan for algae and mold that can permanently stain your siding.
22. **Hose Bib Health:** Testing valves for winter freeze damage or internal wall leaks.
23. **Vent Operation:** Testing dryer and bathroom flappers to ensure they seal tightly against pests.

IV. Windows, Doors & Openings

24. **Screen Security:** Inspecting for mesh tears or frame gaps that allow insect intrusion.
25. **Glass Seal Audit:** Checking for faint haze or moisture between panes (Insulated Glass Unit failure).
26. **Weatherstripping:** Checking door sweeps and gaskets for pliability to block drafts.
27. **Garage Floor Seal:** Ensuring an airtight bottom seal to keep mice and rodents out of your garage.

V. Grounds & Outdoor Living

28. **Deck Stability:** Checking for "spongy" boards or popped screws that indicate structural rot.
29. **Railing Safety:** A "wobble-test" to ensure safety railings are securely anchored to the deck frame.
30. **Trip Hazard Scan:** Identifying heaving concrete or paver cracks greater than 1/4 inch.
31. **Foliage Clearance:** Checking for a 2-foot "air gap" between siding and branches to prevent pest bridges.
32. **A/C Condenser Health:** Clearing leaves and debris from cooling fins to prevent compressor burnout.